No Permit Is Required for the Following 1 and 2 Family Dwelling Projects.

Please note that exemption from the requirement to obtain a permit does not exempt the owner and builder from still having to follow the code (See ORSC R105.2). For additional code requirements, please contact the following Permit and Information Center staff:

- Residential building design information – Residential Plan Review, (541)682-5611
- Setback information - Land Use, (541) 682-8336
- Flood, stormwater management, and utility and easement information – Public Works, (541) 682-8400

The following items, when in or appurtenant to a single- and two-family dwelling, are exempt from permits and fees only when such items are not located over subsurface disposal systems or public pipes, and do not encroach into public utility easements, flood plains, required yards, or required stormwater treatment systems.

- Nonhabitable one-story detached accessory buildings not over 200 square feet (11 m2) or a height of 10 feet (3.05 m), measured from the finished floor level to the average height of the highest roof surface (e.g., tool sheds, wood storage, bike storage, playhouses, etc.).
- Fences not over 6 feet (1.83 m) high except for barriers around swimming pools or hot tubs (fences within 10 feet (3.05 m) of a property line adjacent to a street may not exceed 42 inches (1.07 m) in height). See Land Use staff for more information.
- Retaining walls not over 4 feet (1.22 m) in height from the bottom of the footing to the top of the wall, unless supporting a surcharge (e.g., a slope or a driveway above).
- Concrete sidewalks, slabs, platforms and driveways (concrete slabs within 10 feet (3.05 m) of a property line adjacent to a street are limited to a total of 27 feet (8.23 m) in width for the entire lot). See Land Use staff for more information.
- Painting, papering, tiling, carpeting, cabinets, counter tops, interior wall, floor or ceiling covering and similar finish work unless part of a required separation or barrier.
- Prefabricated swimming pools where the pool walls are entirely above the adjacent grade (must still comply with the barrier requirements found in Appendix G).
- Swings and other playground equipment.
- Patio and porch covers not over 200 square feet (11 sq. m) and supported by an exterior building wall.
- Window awnings supported by an exterior wall which do not project more than 54 inches (1.37 m) from the exterior wall and do not require additional support.
- Non-bearing partitions, except when such partitions create habitable rooms.

- Replacement or repair of siding not required to be fire resistant.
- Retrofitted insulation.
- Masonry repair.
- Porches & decks where the floor or deck is not over 30 inches (0.76 m) above grade and the covered portion of the porch does not come closer than 3 feet (0.91 m) to property line.
- Gutters & downspouts that do not impact site drainage. See Public Works Engineering.
- Door and window replacements where no structural member is changed.
- Replacement or repair of roofing, the weight of which does not exceed 30 percent of the required live load design capacity and is not required to be fire resistant, unless on a townhouse.
- Plastic glazed storm windows.
- Framed, covered nonhabitable accessory buildings not more than 500 square feet (46.45 sq. m) in area, one story in height, where the structure is composed of a rigid framework that supports a fabric membrane. See Land Use staff for height restrictions and setback requirements.
- Connection of approved portable electrical equipment to approved permanently installed receptacles.
- Repair, replacement, or maintenance of existing plumbing fixtures (except water heaters), appliances, related water supply, drain attachments and emergency repair of piping provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
- Demolition of structures that do not need a building permit under the current code (see above).

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